

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811  
BOARD OF DIRECTORS MEETING MINUTES

February 16, 2010

The meeting was called to order at 7:07 PM.

Directors present were Tony Alivento, Ruby Bussinger, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS - There were no visitors.

PRESIDENTS REMARKS - No comments were forthcoming from the President.

#### MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the January 20, 2010 Board of Director's meeting after clarifying the motion made about Shakertown under the heading of New Business. Shakertown was to be given thirty days starting from January 20, 2010 to remove defective shingles, etc. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the January financial statement, and a separate report that projected an operating deficit as of January 31, 2010.

#### MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated February 16, 2010.

II. Backflow Prevention Devices/ Orlando Utility Commission - Mr. Kiebzak said that Bryan's Plumbing submitted a bid to install backflow devices at a cost of \$124,890.00. The cost to perform the annual inspection would be \$34,500.00. Mr. Kiebzak said that he will check on the availability of using reclaimed water.

III. Roof Replacement - Mr. Kiebzak said that Roof Control Services, Inc. submitted a bid to replace the roof on each building at a cost of \$15,950.00 which is lower than the bid submitted by CCH Roofing. The Board assigned a higher value to the bid from CCH Roofing because they have been satisfied with the work done by this company. CCH Roofing also has first hand knowledge of how the existing roofing systems have been constructed. A motion was made by Mr. Alivento and seconded by Mrs. Ward to award a contract to CCH Roofing to replace the roofs on thirty buildings at a cost of \$16,275.00 per building. The motion was unanimously approved.

#### OLD BUSINESS

A. Parking Decals - A motion was made by Mr. Alivento and seconded by Mrs. Ward to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

NEW BUSINESS - No discussion ensued.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
February 16, 2010

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 8:12 PM. The motion was unanimously approved.

Respectfully submitted  
for the Secretary,

Keith R. Kiebzak, CAM  
KL Management Group, Inc

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

Date: \_\_\_\_\_